

---

## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

---

Property Address:	<b>1109 M Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Shaw Historic District</b>		Consent Calendar
		<b>X</b>	Concept Review
Meeting Date:	<b>June 30, 2011</b>	<b>X</b>	Alteration
H.P.A. Number:	<b>11-284</b>		New Construction
Staff Reviewer:	<b>Steve Callcott</b>		Demolition
			Subdivision

---

Architect Jeff Goins, representing CAS Riegler Companies, seeks conceptual design review for a four-story addition to the rear of a three-story row house in the Shaw Historic District. The addition would be partially visible over and through the adjacent 1970s non-contributing “Frontiers” townhouse complex at the corner of 11<sup>th</sup> and M Streets.

### Property Description

1109 M Street was constructed in 1894 for owner Caroline Miller; the permit does not list an architect. The building has a pressed brick façade with a one-story projecting bay and Romanesque detailing; its most distinctive and prominent feature is its gable roof clad in green barrel tiles and large central dormer.

### Proposal

The project calls for converting the building to multi-unit residential use. A large addition would be constructed at the rear, measuring approximately 48’ deep x 23’ wide. The addition would be set back 11 feet from the existing rear wall of the house with a narrow glazed hallway connecting the two and forming a central courtyard. The addition would rise approximately two feet taller than the house, with a parapet wall enclosing roof top decks; it would be traditional in character, finished in brick and stucco with double hung windows.

### Evaluation and Recommendation

The project is essentially the same as one approved by the HPRB for this property in 2005, proposed by a different development and design team. At the time, the HPRB recognized that the southern portion of the Shaw district has many houses that were converted to apartment buildings in the 20<sup>th</sup> century and that many of them, such as the one immediately to the west of the subject property, received substantial additions that are now contributing parts of those properties today. While the proposed addition is large relative to the house, it is not dissimilar to and would not extend as far back (north) as the building to the west, and is not incompatible for its location in the historic district where this type of large addition is not uncommon. Unlike the addition next door, the applicants’ solution – separating the addition from the historic house and retaining its original massing and rear wall – is more successful at distinguishing the historic from the new. As with the previous plan, the applicants have worked to ensure that the addition is not perceptibly taller than the main block of the house, and have designed it as a quiet, background structure, consistent in form and materials with the historic district.

The HPO recommends that the Review Board approve the conceptual design for the addition as consistent with the purposes of the preservation act and delegate final approval to staff.